026.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	879,100 / 879,100
					USE VALUE:	879,100 / 879,100
					ASSESSED:	879,100 / 879,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRY SAMUEL R & LINDSEY S
Owner 2:	
Owner 3:	
Street 1:	75 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PELLEGRINO JOSEPH J -
Owner 2:	LIFE ESTATE -
Street 1:	75 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5058.000	421,700		457,400	879,100
Total Card	0.116	421,700		457,400	879,100
Total Parcel	0.116	421,700		457,400	879,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.49 | /Parcel: 405.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17886

GIS Ref

GIS Ref

Insp Date 07/29/17

!2177!

PREVIOUS ASSESSMENT

Parcel ID 026.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	421,700	0	5,058.	457,400	879,100		Year end	12/23/2021
2021	104	FV	402,600	0	5,058.	457,400	860,000		Year End Roll	12/10/2020
2020	104	FV	402,800	0	5,058.	457,400	860,200	860,200	Year End Roll	12/18/2019
2019	104	FV	355,700	0	5,058.	486,000	841,700	841,700	Year End Roll	1/3/2019
2018	104	FV	355,700	0	5,058.	354,500	710,200	710,200	Year End Roll	12/20/2017
2017	104	FV	333,700	0	5,058.	308,700	642,400	642,400	Year End Roll	1/3/2017
2016	104	FV	333,700	0	5,058.	263,000	596,700	596,700	Year End	1/4/2016
2015	104	FV	297,500	0	5,058.	257,300	554,800	554,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:08:35

LAST REV

Date	Time
09/26/19	11:55:18
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2177

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PELLEGRINO JOSE	69639-16		7/20/2017		882,000	No	No		
PELLEGRINO JOSE	35720-518		6/20/2002	Family	1	No	No		JOSEPH J PELLIGRINO D.O.D 7/17/2017.
	13168-234		4/1/1977		22,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2010	617	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2018	SQ Returned	MM	Mary M
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	345	PATRIOT
11/3/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17886
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5058		Sq. Ft.	Site		0	80.	1.13	1									457,393						457,400	

Total AC/HA:	0.11612	Total SF/SM:	5058	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	457,393	Spl Credit		Total:	457,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD+ BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13431728
Const Adj.:	0.97706205
Adj $ / SQ:	199.494
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611126
Depreciation:	189449
Depreciated Total:	421677

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

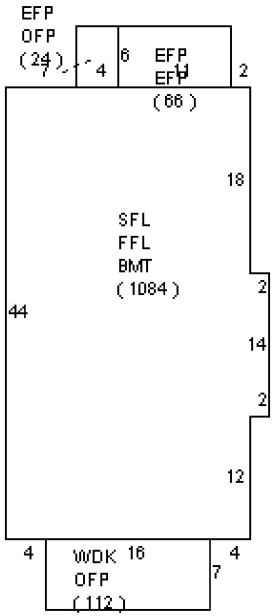
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	199.49
Special Features:	0	Val/Su Net:	115.34
Final Total:	421700	Val/Su SzAd	194.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,084	59.850	64,875
FFL	First Floor	1,084	199.490	216,251
SFL	Second Floor	1,084	199.490	216,251
EFP	Enclos Porch	156	43.650	6,810
OFP	Open Porch	136	27.980	3,805
WDK	Deck	112	14.590	1,634

Net Sketched Area:	3,656			Total:	509,626
Size Ad	2168	Gross Area	3656	FinArea	2168

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

026.0-0005-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	